

# \$625,000 - 266 Bridlewood Circle Sw, Calgary

MLS® #A2244630

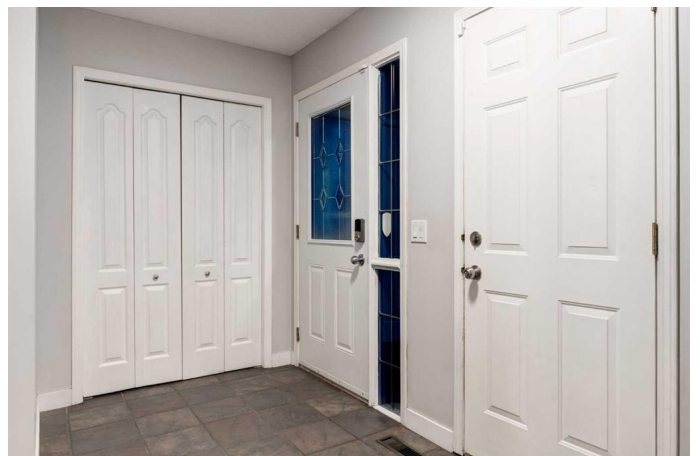
**\$625,000**

5 Bedroom, 4.00 Bathroom, 1,905 sqft  
Residential on 0.09 Acres

Bridlewood, Calgary, Alberta

Step inside to find a warm and inviting OPEN-CONCEPT layout anchored by HARDWOOD flooring and LARGE WINDOWS that flood the main level with NATURAL LIGHT. The spacious LIVING ROOM is highlighted by a GAS FIREPLACE with TILE surround and MANTLE, creating a cozy atmosphere for quiet evenings or entertaining guests. The adjacent DINING AREA comfortably fits a family-sized table, while the FUNCTIONAL KITCHEN features GRANITE COUNTERTOPS, a central ISLAND with BREAKFAST BAR, TWO-TONED CABINETRY, a CORNER PANTRY, and a full suite of appliances, including a DISHWASHER, REFRIGERATOR, MICROWAVE, and ELECTRIC STOVE. A front-facing PORCH entry, convenient MAIN-LEVEL LAUNDRY with WASHER/DRYER HOOKUPS, and a well-placed POWDER ROOM complete this level.

The OVERSIZED Staircase brings you upstairs to a BRIGHT BONUS ROOM with a Gas FIREPLACE, offering a versatile retreat for FAMILY MOVIE NIGHTS, a PLAY SPACE, or a HOME OFFICE. The PRIMARY BEDROOM easily accommodates a KING BEDROOM SUITE and includes a WALK-IN CLOSET plus a 4-PIECE EN-SUITE with a JETTED TUB, a SEPARATE SHOWER and Built-in Makeup Vanity. Two additional generously sized bedrooms and another FULL BATHROOM provide plenty of room for



children or guests.

The FULLY FINISHED BASEMENT extends the living space with a LARGE RECREATION ROOM. This flexible area is perfect for a HOME THEATRE, FITNESS AREA, or HOBBY SPACE. With 2 ADDITIONAL BEDROOMS, there plenty of room for the the family. FULL BATHROOM with Tiled Shower and additional storage make the lower level highly functional for everyday living.

Outside, enjoy a PRIVATE FENCED BACKYARD with a PATIO and GREEN SPACE, ideal for summer barbecues, children playing, or simply relaxing in the fresh air. Mature trees provide shade and privacy, while the DOUBLE ATTACHED GARAGE and extra driveway parking add convenience.

This home has been lovingly maintained, with features such as CEILING FANS, RECESSED LIGHTING, and a NEWER H2O Tank( 2016), and a NEWER ASPHALT SHINGLE ROOF (2022), adding comfort and value. The vibrant community of Bridlewood offers nearby PARKS, SCHOOLS, PLAYGROUNDS, SHOPPING, and WALKING PATHS. With easy access to major roads, an effortless commute, and countless amenities just minutes away, this property combines LOCATION, FUNCTIONALITY, and WARMTH.

Built in 1997

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2244630  |
| Price          | \$625,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,905     |
| Acres          | 0.09      |

|            |             |
|------------|-------------|
| Year Built | 1997        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 266 Bridlewood Circle Sw |
| Subdivision | Bridlewood               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 3L2                  |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer                         |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                         |
| Fireplaces        | Gas, Mantle, Tile                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Yard, City Lot, Front Yard, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame                                                  |
| Foundation        | Poured Concrete                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 16                  |
| Zoning         | R-G                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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